

159.0

Map

0011

Block

0017.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,449,100 /

USE VALUE: 1,449,100 /

ASSESSED: 1,449,100 /

Total Card /

Total Parcel

1,449,100

1,449,100

1,449,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ONYEMAH VINCENT I

Owner 2: ONYEMAH IFEOMA C

Owner 3:

Street 1: 48 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	1,029,100		420,000	1,449,100
Total Card	0.138	1,029,100		420,000	1,449,100
Total Parcel	0.138	1,029,100		420,000	1,449,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	358.42	/Parcel:	358.42

Legal Description

User Acct

106272

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

159.0-0011-0017.0

!12469!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,029,100	0	6,000.	420,000	1,449,100		Year end	12/23/2021
2021	101	FV	995,700	0	6,000.	420,000	1,415,700		Year End Roll	12/10/2020
2020	101	FV	992,100	0	6,000.	420,000	1,412,100	1,412,100	Year End Roll	12/18/2019
2019	101	FV	832,600	0	6,000.	420,000	1,252,600	1,252,600	Year End Roll	1/3/2019
2018	101	FV	180,100	0	6,000.	354,000	534,100	534,100	Year End Roll	12/20/2017
2017	101	FV	180,100	0	6,000.	324,000	504,100	504,100	Year End Roll	1/3/2017
2016	101	FV	180,100	0	6,000.	276,000	456,100	456,100	Year End	1/4/2016
2015	101	FV	168,300	0	6,000.	240,000	408,300	408,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	70821-172		4/3/2018		1,421,000	No	No		
CORRIGAN JOHN J	69425-375		6/13/2017	Change>Sale	535,000	No	No		
CORRIGAN JOHN J	68835-330		1/30/2017	Convenience		1	No	No	
	11843-439		6/11/1970		20,800	No	No	N	

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 4043 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2017	1120	New Buil	483,000	O				
8/25/2017	1094	Demoliti	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
5/23/2018	Meas/Inspect	BS	Barbara S
2/28/2018	Permit Visit	DGM	D Mann
2/28/2018	Meas/Inspect	DGM	D Mann
11/29/2017	Permit Visit	DGM	D Mann
3/11/2009	Inspected	163	PATRIOT
12/1/2008	Measured	345	PATRIOT
2/1/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

